

Free Landlord's Guide to Awaab's Law Compliance

A Practical, Easy-to-Follow Guide for UK Landlords

1. Understanding Awaab's Law

Awaab's Law strengthens landlord duties relating to damp, mould, and hazardous living conditions.

Landlords must investigate complaints promptly and carry out necessary repairs within defined timeframes.

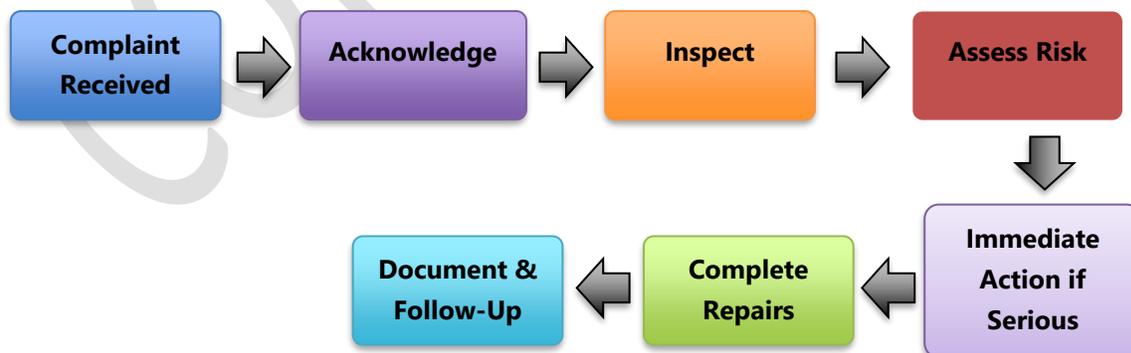
2. Key Compliance Steps

- Acknowledge complaints quickly (recommended within 14 days).
- Inspect the property promptly.
- Assess severity using recognised risk standards.
- Carry out urgent repairs without delay.
- Keep detailed written and photographic records.

3. Damp & Mould Prevention Checklist

- Ensure extractor fans are installed and working.
- Check roof, plumbing and gutters for leaks.
- Maintain adequate insulation and ventilation.
- Ensure heating systems are functional.
- Provide tenants with ventilation guidance.

4. Compliance Flow Process



Landlord Quick Compliance Guide – Awaab’s Law

Understanding Legal Timeframes

- Investigate reported damp and mould within 14 calendar days.
- Begin remedial works within 7 days where a serious hazard is identified.
- Emergency risks must be addressed within 24 hours.
- Complete repairs within a reasonable timeframe (typically within 28 days depending on severity).
- Provide written findings and action plans to tenants.

Best Practice for Private Landlords

- Document every inspection.
- Keep photographic evidence.
- Provide written tenant communication.
- Maintain ventilation and insulation standards.
- Monitor EPC and energy efficiency compliance.

Compliance Documentation Checklist

- Damp & mould inspection report
- Ventilation assessment
- Risk categorisation (HHSRS aligned)
- Tenant communication log
- Remedial works evidence

Legal Disclaimer

This guide is for informational purposes only and does not constitute legal advice. Landlords must ensure compliance with all current housing legislation and statutory guidance. Timeframes and regulatory requirements may change. Professional legal advice should be sought where necessary. Awaab’s Law Ltd shall not be held liable for reliance on this guide without independent verification.